

MU030421

DECO

159697

On the 26th day of January
Commonwealth of Pennsylvania,

1981, I, John J. Murphy, a Notary Public for the

undersigned officer, per my request,
ARTHUR HAINES;

do come to me the undersigned instrument, to the person so described in the foregoing,
therein contained.

In witness whereof, I hereunto set my hand and official seal.

The Murphy
NOTARY PUBLIC

On this, the

day of

1981, before me,

the undersigned officer, per my request,

John J. Murphy, who acknowledged himself to be the

a corporation, and that he as such

being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing
the name of the corporation by himself (himself), at

In witness whereof, I hereunto set my hand and official seal.

The address of the within-named Mortgagor
is
Vernon St
5000 Boyd Walk Apt 1412 or 60

John Murphy
On behalf of the Mortgagor

01/122
317
CHELSEA TITLE & TRUST COMPANY
13th & Chestnut Street
10th Floor
Philadelphia, PA 19107

Mortgage.

ARTHUR HAINES

STEVEN SHAWAN and MICHAEL SHAWAN

PREMISES: #2323-45 N. Bodine St.
a/k/a 2314 N. American Street,
Philadelphia, Pennsylvania

Date of Deed to Plaintiff 1981

* .00 TAX DUE
* 11.00 CTY TRAVEL

000402 CMA 03/06/81

Recorded in the office for the recording of deeds to and for

in Mortgage Book No.

Witness my hand and seal at office this
day of

Attest: D. Dunn, P.

AR100010

FEB 1 1981 REC'D

Rec'd by

Deputy Recorder

This Indenture, Made the

day of January
nine hundred and

day of January in the year of our Lord one thousand
nine hundred and EIGHTY-FOUR (1984). **Between** Arthur J. Kellman, et al.
the State of Pennsylvania

STEVEN SAGAMAN and MICHAEL SALAMAN, of the State of New Jersey,

(hereinafter called the Mortgagor), - the other part

Whereas, the Mortgagor, in and by a certain Ologram or Writing, obligatory under the hand and seal of the Mortgagor, duly executed, bearing even date herewith, stands firmly bound unto the Mortgagor in the sum of **Thirty Thousand (\$30,000 00)** Dollars.
lawful money of the United States of America conditioned for the payment to the Mortgagor of the just sum of **Thirty Thousand Dollars (\$30,000 00)** payable over a five (5) year period with interest at the rate of twelve percent (12%) per annum same to be payable in monthly installments of Six Hundred and sixty-seven dollars and thirty-four cents (\$667 34), with the first installment due and payable thirty (30) days after the date hereof, monthly payments shall be made to M. Salamone, Agent, 5000 Boardwalk, Apt. 141, Ventnor, N.J., payment can be made of this Mortgage unless an arrengement payment of at least 6 months paid. And it is further agreed that if any monthly payment is not made within 10 days of the due date, the monthly payment shall be increased by one-half (1/2) and such increase shall be held by the Mortgagor until the next monthly payment is made, and such increase shall be added to the monthly instalment when due. That upon default in the payment of any part of any of said installments or the space of 7 days after the same shall fall due, then and in such case a late fee of \$10 shall be added to the monthly instalment,

without any fraud or further delay, and further conditioned to keep and maintain at all times until the full discharge of the said Obligation, his insurance policy or policies, with such extent, value, endorsement, in good and approved company or companies, duly assigned as collateral security to the Mortgagee, an amount not less than

Thirty Thousand (\$30,000.00) Dollars.
in full as and when paid and be satisfactory to Mortgagor, upon the buildings on the premises hereinafter described, and
further to charge thereon to the Mortgage, on or before the **First** day of **July**,
A each and every year thereafter for all taxes
water rates, and all other charges of the current year assessed upon the unengaged premises and receipts for all other charges and
claims shall be and might have priority in time of payment to the debt so secured hereby, and I shall keep and maintain the
moneys so charged in good condition and repair and will cause no structural or material change to be made without
the written consent of the Mortgagor.

Now this Indenture witnesseth,

The First Amendment (\$100,000.00)
and to determine the possible consequences
of such a proposal and to advise the
Chairman of the Committee on the
likely effect of such a proposal on the
Committee's work and functions and by
the Chairman of the Standing and Assisting
Committee.

AR10001

This Indenture, Made the 1st

day of January in the year of our Lord one thousand
nine hundred and EIGHTY-FOUR (1984) Between John H. Bahr, et al.
the State of Pennsylvania;

hereinafter called the Mortgagor), of the one part, and
STEVEN SALAMAN and MICHAEL SALAMAN, of the State of New Jersey,

(hereinafter called the Mortgagor), on the other part,

Whereas, the Mortgagor, in and by a certain Deed or Writing, obligatory under the hand and seal of the Mortgagor, duly executed bearing even date herewith, made, funds I and unto the Mortgagor on the sum of **Thirty Thousand (\$30,000.00)** Dollars, lawful money of the United States of America, conditioned for the payment to the Mortgagor of the just sum of **Thirty Thousand Dollars (\$30,000.00)** payable over a five (5) year period with interest at the rate of twelve percent (12%) per annum, same to be payable in monthly installments of Six Hundred and sixty-seven dollars and thirty-four cents (\$667.34), with the first installment due and payable thirty (30) days after the date hereof, which monthly payments shall be made to M. Salomon, Agent, 5000 Boardwalk, Apt. 141, Ventnor, N.J. No prepayment can be made of this Mortgage unless an equivalent payment of at least 6 months or more be paid. ~~and to be held by said holder, to pay~~ That upon default in the payment of any part of any of said installments for the space of 7 days after the same shall fall due, then and in such case a late charge of $\frac{1}{8}$ shall be added to the monthly installment,

without any tract or further delay, and further conditioned to keep and maintain at all times, until the full discharge of the said Obligation, a life insurance policy or policies, with extended coverage endorsement, in good and approved company or companies, duly assigned as collateral security to the Mortgagor, to an amount not less than

Thirty Thousand (\$30,000.00) Dollars,
in full as shall be required and be satisfactory to Mortgagor, upon the buildings on the premises hereinafter described, and
further to the satisfaction to the Mortgagor, upon or before the First day of July.

of each and every year, of receipts for all taxes, water rates and other money of the current year assessed upon the mortgaged premises and receipts for all other charges and claims which may at any time have priority in law or payment to the debt secured hereby, and shall keep and maintain the mortgaged premises in good condition and repair and shall not cause any structural or material change to be made without first having given the approval in writing of the Mortgagor.

Provided, however, it is hereby expressly agreed that if at any time default shall be made in the payment of said principal or interest, or in the payment of any amount of principal and of interest as aforesaid, for the space of **Ten (10)** days after such notice of default shall fall due, or if the property and personal maintenance of the property with extended coverage as aforesaid is discontinued, or in the production to the Mortgagor, on or before the **Twenty-first (21st) day of July** of each and every year, of receipts for each fully water heated shower ready for the current year, or upon the premises engaged and occupied for all other charges and claims which may at any time have accrued, or if payment to the defendant hereby shall fail to be made, or the defendant premises engaged and occupied without written approval shall be discontinued, or if any of the above items shall be discontinued, or if there shall be any other material breach of the terms and conditions of this instrument, the Lender may, at his option, require the payment of all sums then due and payable by the defendant, and the Lender may, at his option, foreclose his title to the property, or sue for the recovery of the same. When the Lender has foreclosed his title to the property, he may, at his option, sell the property at public auction, or otherwise dispose of the same, and apply the proceeds of the sale to the payment of all sums then due and payable by the defendant, and the balance, if any, shall be paid over to the defendant.

Now this Indenture witnesseth,

de la Caja de Pensiones para la Vejez y de los Ahorros.

M 11150

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE on the Westerly side of American Street at the distance of 115 feet Southwardly from the South side of York Street in the 19th Ward of the City of Philadelphia.

EXTENDING in front or breadth on the said American Street 235 feet and extending in length or depth of that width between parallel lines 113 feet 4 inches to Bodine Street. BOUNDED on the North by other ground now or late of William H. Bodine, on the South by ground now or late of Robert McClellan, on the West by the said Bodine Street and on the East by the said American Street.

Address Nos. 2323-4, corner Bodine Street, also known as 2314 N. American Street.

is (are) the same premises which Marcus Sullivan, subscriber, by Indenture bearing even date and intended to be forthwith recorded in the County of Philadelphia, granted and conveyed unto Arthur Haines, in fee.

THIS Mortgage being intended to be a purchase money mortgage under the provisions of the Lien Priority Law as amended.

AR100013

M 0000 540

Together with all and sundry in Bullocky streets Alcove Prestiges, Improvements, Hereditaries and Appurtenances wheresoever and the Reversions and Remainders, Fees, Issues and Profits thereof.

Ways Women Use Right Liberties
In Managing Their Own Lives

To have and to hold the said Lot or piece of Ground
thereon situated, the Instruments and Promises hereby granted, or made
as to the Mortgagor, and for the only proper use and behoof of the Mo-

described, with the Message or Entreaty
ended so to be, with the Appearances.

Provided always, nevertheless, that if the Mortgagor shall pay, unto the Mortgagee, the aforesaid debt or principal sum or balance sum in installments on the days and times hereinabove mentioned, and interest as aforesaid, and shall produce to the Mortgagee, on or before

and shall well and truly pay, or cause to be
paid, principal sum at maturity, or of said principal
accrued for payment of the same, together with
First _____ day of

Interest as aforesaid, and shall pay over to the mortgagee, all or either
July of each and every year, receipts for
any sum upon the mortgaged premises and except for all other charges
or payment to the debt secured hereby, and shall keep and maintain said
as aforesaid, without any fraud or further delay, and without any deduction
thing, herein mentioned
then, and from the
shall cease, determine
as well this present Indenture, and the
to anything hereinbefore contained.

FIFTEEN day of

July, water rents, sewer rents, of the current year,
and which shall or might have priority in hereinafter
insurance with extended coverage so assigned
in defalcation, or abatement to be made of any
or all leased premises in good condition and repair
as hereby granted, as the said recited Obligation
the contrary thereof, in any wise notwithstanding.

Provided further, that such and may be lawful for the said principal to pay in the payment of any instalment of the said principal's balance thereto at maturity, or in the prompt or punctual maintenance assigned as aforesaid, or in case there shall be default in the payment day of .
July , and every year, so long as

...in case default shall be made for the space of
one year, or of said principal sum, or any
part of the insurance, with extended coverage so
as to affect the mortgagee, on or before the **first**

day of **July** of each and every year, of the current year assessed upon the mortgaged premises and receivable prior to payment to the master and his heirs of the said premises in good condition and repair, or within written approval to sue out forthwith upon a Complaint, or any other legal proceeding, thereon to judgment and execution, for the recovery of the whole of such sum unpaid, and no interest due thereon, together with an attorney's fee in the sum of Two Hundred Dollars, whichever is the larger amount, and usage or customs to the contrary notwithstanding. **And** the Master agrees all benefit that may accrue to the Mortgagor by virtue of an described premises and other property whatever, or of personalty of the property arising from the sale thereof, from the payment of all

except for such taxes, water rents, sewer rents, or other charges and claims which shall at eight o'clock shall fail to keep and maintain the mortgaged property in a structural or material change to be made upon this Indenture of Mortgage, and to pay rents, taxes, and debts, or so much thereof as shall then be necessary for collection, viz., five per cent of the legal costs of suit, without further stay, any lawfully caused waves and tides pushes into the Mortgaged property or to be liable to exempt the above from taxes and values in execution of any part of the property, or any part thereof.

In the Event that there is more than one party named herein, Mortgagee, whenever occurring hereof, shall have the plural "the" as well as the singular "gender." The parties are responsible, joint, authority, and power, intended herein, to be joint and several, party, jointly and severally, and their agents or trustees, or

Definitions of Mortgagor—The word "Mortgagor" as used in this Bill refers to, and include the lessee, lessor, lessor's agent, every person, his etc., and also those entitled to the benefit of such each, and every other person, of institutions, successors and assigns.

In Witness Whereof, the said Mayor, or one of these present,
day and year last above written.

Each box must be executed under seal.

Sealed and Delivered

ARI00014